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PERSONAL REPRESENTATIVE'S DEED
031506

KNOW ALL MEN BY THESE PRESENTS, THAT I, Mary Jane McBrady, Personal Representative of the Estate of James A. McBrady, late of Falmouth, County of Cumberland, State of Maine, having power of sale pursuant to the decedent's February 10, 1997 Last Will & Testament, Cumberland County Probate Court Docket No. 2000-325

in consideration of One Dollar (1.00) and other valuable consideration

paid by Jeffrey R. Breton and Elaine J. Breton

whose mailing address is 60 Edgemont Avenue
Waterville, Maine 04901

the receipt whereof I hereby acknowledge on behalf of said Estate, do GIVE, GRANT, BARGAIN, SELL, AND CONVEY unto the said Jeffrey R. Breton and Elaine J. Breton, as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land in the Town of Waterville, County of Kennebec, and State of Maine, located on Penny Lane bounded and described as follows:

Beginning at the most Westerly pin on Lot 44; thence heading along curved Penny Lane right-of-way 113.61' (One Hundred Thirteen and Sixty-One One Hundredths feet) to the most Northerly pin on said Lot 44; thence heading S 60° 14' 01" E 160.66' (One Hundred Sixty and Sixty-Six One Hundredths Feet) along Lot 43 to a pin on the Northerly line of said Lot 44 marking the corners of adjacent Lots 43 and 57; thence continuing S 60° 14' 01" E 115.99' (One Hundred Fifteen and Ninety-Nine One Hundredths Feet) along Lot 57 to the most Easterly pin of said Lot 44; thence heading S 66° 47' 00" W 114.23' (One Hundred Fourteen and Twenty-Three One Hundredths Feet) along Lot 55 to a pin on the Easterly line of said Lot 44 marking the corners of adjacent Lots 55 and 54; thence continuing S 66° 47' 00" W 150.00' along Lot 54 to the most Southerly pin of said Lot 44; thence heading N 26° 59' 51" W 200.00' (Two Hundred and no One Hundredths Feet) along Lot 45 to the beginning pin.

Lot 44 is subject to a storm drainage easement 15.00' (Fifteen Foot) wide beginning on the Southeasterly line running parallel with the Southwesterly line to the Northwesterly line. This easement granted to the Waterville Sewage District for the maintenance of storm drainage system as the Kennebec Water District shall own and maintain in such easement.

Meaning and intending to convey Lot 44 shown on a Plan, as revised, entitled "Ridge Road Development, Waterville, Maine" by A.E. Hodsdon, Consulting Engineer, Waterville, Maine, having written the above description, which Plan also shows the storm drainage easement, and which Plan was approved by the Waterville Planning Board June 13, 1977 and recorded June 22, 1977 in the Kennebec County Registry of Deeds, File No. D-7661-15.

This conveyance is subject to all restrictions and covenants of record including those required by the Maine Department of Environmental Protection, dated June 8, 1983, recorded in said Registry of Deeds in Book 2575, Page 93.

By acceptance of this deed, the Grantees agree to be responsible for and to pay Waterville Real Estate Taxes for Lot 44 for the remaining portion of the fiscal year and thereafter.

Skowhegan Savings (2)

TO HAVE AND TO HOLD the aforegranted and bargained premises, with the privileges and appurtenances thereof, to the said Jeffrey R. Breton and Elaine J. Breton, as joint tenants and not as tenants in common, their heirs and assigns, to them and their use and behoof forever,

AND said Estate does covenant with the said Grantees, their heirs and assigns that said Estate is lawfully seized in fee of the premises, that they are free of all encumbrances except as aforesaid, that said Estate has good right to sell and convey the same to the said Grantees to hold as aforesaid.

IN WITNESS THEREOF, I, Mary Jane McBrady, acting in my capacity as Personal Representative of the Estate of James A. McBrady have hereunto set my hand and seal this 7th day of December, 2000.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF

Patricia E. Nelson
WITNESS

STATE OF Maine
COUNTY OF Cumberland

ESTATE OF JAMES A. MCBRADY

Mary Jane McBrady
Mary Jane McBrady,
Personal Representative

December 7th, 2000

Then personally appeared the above named and acknowledged the foregoing instrument to be her free act and deed and the free act and deed of said Estate. (SEAL)

Before me,

Joseph R. Trueworthy
Notary Public

(typed name of person taking acknowledgment)

My Notary Commission expires:

JOSEPH R. TRUEWORTHY
Notary Public, Maine
My Commission Expires November 27, 2004

RECEIVED KENNEBEC SS.

2000 DEC 14 AM 9:00

ATTEST: Lyons Book Store
REGISTER OF DEEDS